

In the Claims:

Please amend the claims as detailed herein below. The following list of claims will replace all prior versions and listings of claims in the application.

1. (Currently amended) An optimum lease auction method by using a network through which a lessor receives a payment from a lessee and an auction item is leased, the optimum lease auction method comprising the steps of:

connecting a first terminal of a-lease-wanted-person a lessor, a second plurality of terminals of a-rent-wanted-person lessees, an auction trading intermediary server installed with an intermediary program, an insurance agency and a settlement agency to the network including the internet;

inputting lease related including an item to be leased, a lease schedule, lease conditions, evaluation particulars, evaluation methods, evaluation reference marks, and evaluation priority ranks as the lease-wanted person is connected to the auction trading intermediary server, whereby a central processing device of the auction trading intermediary server stores the inputted lease related information into a lease database of a database constructed within a memory;

receiving a plurality of lease criterions from the lessor via the network and storing the received lease criterions in a lease database, wherein said lease criterions includes a property to be leased, a lease schedule, lease conditions, evaluation particulars, evaluation methods, evaluation reference marks, and evaluation priority ranks;

searching for the stored lease related information in the lease database as the rent-wanted person is connected to the auction trading intermediary server and inputting rent related information on desired conditions, whereby the central processing device stores the rent related information into a rent database of the database;

receiving a plurality of rent criterions from the plurality of lessees via the network and storing the received rent criterions in a rent database, wherein said rent criterions includes at least one of desired rent periods, rent schedules, and a bid prices;

analyzing the lease database and the rent database and configuring a probable lease combination for every number of cases by the central processing device which, in turn, evaluates an optimum lease auction that maximizes a profit of the lessor who initiates the auction according to one of overall evaluation marks and the evaluation priority ranks, selects an optimum bidder as a successful bidder and stores information on the successful bidder into an evaluation database of the database;

generating a plurality of lease configuration groups for every possible combinations of participating lessees, wherein said lease configuration group is formed by combining a plurality of lessees in a sequence throughout the provided lease schedule, without overlapping the rent schedules of each combined lessees, and irrespective of individual bid prices;

calculating a plurality of individual bid values for each of the participating lessees by multiplying the bid price of the participating lessee by the rent period provided by the corresponding lessee;

calculating a plurality of group values for each of said lease configuration groups by summing the individual bid values of the participating lessees belonging to each of the given lease configuration group;

selecting an optimum lease configuration group having the highest group value, wherein the selected optimum lease configuration group conforms to the lessor's evaluation method, evaluation particulars, evaluation reference marks and evaluation priority ranks to the fullest extent possible;

displaying an evaluation result on a monitor and searching for a member database to inform the lessor/lessee of the evaluation result through an e-mail, an

advanced record system (ARS) service and a short message service (SMS) by using the central processing device;

informing the lessor and the selected optimum lease configuration group members about the optimum lease group selection result and their status as successful bidders, using at least one of an e-mail, an advanced record system ("ARS") service or a short message service ("SMS");

verifying a bidding result and inputting a decision on the auction trade by using the first/second terminal, whereby the central processing device stores a contract between the lessor and the lessee into a contract database of the database;

finalizing a plurality of lease contracts between the lessor and the lessees of the optimum lease configuration group by allowing the lessor and the lessees to verify and confirm the previously entered lease criterions and the rent criterions, wherein said lease contracts are stored in a contract database;

transmitting information on verification that a lease payment including a security deposit is settled and the item to be leased is transferred from the insurance agency, the settlement agency and the first/second terminal of the lessor/lessee to the auction trading intermediary server, whereby the central processing device displays the information on verification on monitors of the settlement agency, the insurance agency and the first/second terminal and stores the information on verification into a trading database of the database;

receiving verification information from the terminals of the lessor and the lessees of the optimum lease configuration group regarding statuses of lease payments, security deposits and transfer of lease property, and transmitting the verification information to the insurance agency and the settlement agency, wherein the verification information is stored in a trading database; and

analyzing the lease database and the contract database to find remainder of lease period available for additional lease, and performing additional auction events while available lease period remains.

searching for the lease database and the contract database, displaying a search result if an available lease period remains and performing a next auction event by the central processing device;

transmitting information on verification that item to be leased is transferred to one of the lessor and a next lessee from the first/second terminal to the auction trading intermediary server, whereby the central processing device displays an auction result and stores a trading completion database of the database; and

searching for the trading completion database, analyzing the contract database and the trading completion database if an unsettled trading exists, calculating a final amount of the lease, setting a balance of the lease, storing the settlement into a settlement database of the database, displaying a settlement result on monitors of the insurance agency, the settlement agency, the lessor and the lessee and informing of the settlement result through an e-mail, an ARS service, a SMS by the central processing device.

2. (Canceled)

3. (Currently Amended) The optimum lease auction method of claim 1, wherein when the lease wanted person the lessor separately assigns a lease determination date for each desired lease date when inputting the lease related information the lease criterions or discretionarily sets the lease determination date prior to a predetermined date, the central processing device the auction trading intermediary server terminates auction events sequentially by applying the individual assigned lease determination date as a basic reference; when each applied renting date applied by the rent wanted person the lessee is consecutive or inconsecutive within a range of a preset transfer period of the item property to be leased, said each applied renting date is treated as one rent

application and a first starting date is determined as a representative date of a consecutive renting period for which a lease determination period is applied conjointly; and when the applied renting dates by a number of rent-wanted people a plurality of lessees are overlapped with each other and are affected with each other, the central processing device the auction trading intermediary server controls the lease determination date of the corresponding rent-wanted people lessees to be set at the lease determination date of a rent-wanted-person lessee assigned with a first precedent lease determination date among the rent-wanted-person lessees in order to apply a relative comparative evaluation with respect to conditions of the corresponding rent wanted people lessees according to a predetermined reference mark, so that an optimum lessee is evaluated and selected by flexibly adjusting the lease determination dates set by the lease-wanted-person lessor according to the applications of the rent-wanted people lessees.

4. (Canceled)

5. (Canceled)

6. (Currently Amended) The optimum lease auction method of claim 1, wherein when the lease-wanted-person lessor inputs a condition of the lease trading in that the lease takes place over an entire available lease period without a restriction or for each divided period of the entire available lease period and various other lease conditions including a unit price based on the lease period, a lowest lease price, a minimum lease period, a surcharge rate, and a discount rate and evaluation methods, the central processing device the auction trading intermediary server stores the inputted condition of the lease trading, the various other lease conditions and the evaluation methods into the lease database, allows the rent-wanted-people plurality of lessees to re-divide one of the entire available lease period and the divided periods as much as necessary and selects the re-divided period; and when the rent-wanted-person lessee inputs rent-related information rent criterions, the central processing device stores the rent-related information rent criterions into the rent database and evaluates a status of the bidding

in overall according to each separated condition to allow one of a person and a combined group providing an optimum condition to be selected as a successful bidder.

7. (Canceled)

8 - 14. (Canceled)

15. (Newly Presented) The optimum lease auction method of claim 1, further comprising the steps of:

providing a schedule table in the form of a calendar, wherein the schedule table shows the lease schedule, the rent schedules of the currently selected optimum lease configuration group, and an auction proceeding schedules;

updating the schedule table in real-time as a new perspective lessee enters the auction or the pre-existing perspective lessees modify the rent criterions; and

displaying the updated schedule table on the terminals of the lessor and the lessees throughout the auction proceedings to promote the perspective lessees to change the rent schedule or increase the bid price.

16. (Newly Presented) The optimum lease auction method of claim 1, wherein the lease criterions of the lessor and the rent criterions of the lessees include a plurality of conditions for transferring the title of the lease property at the end of the lease schedule in consideration of depreciation in the leased property.

17. (Newly Presented) The optimum lease auction method of claim 1, further comprising the steps of:

analyzing the rent criterions of lessees stored in the rent database to generate an optimal chain of sequence for transferring the lease property directly from a preceding lessee to a subsequent lessee without having to return the leased property back to the lessor, thereby reducing the distributing costs and maximizing the total duration of lease period;

re-evaluating the optimum lease configuration group stored in the evaluation database in consideration of the optimal chain of sequence; and

informing the lessor, the preceding lessee, and the subsequent lessee of the transfer and collection methods through at least one of an e-mail, an ARS, or a SMS, so that transferring and collecting of leased property is facilitated in a controlled manner.

18. (Newly Presented) The optimum lease auction method of claim 1, further comprising the steps of:

displaying an icon on the terminals of the lessor and the plurality of lessees for allowing the lessor and lessees to modify the lease criterions and the rent criterions during the auction proceedings before the contract is finalized for a given lease period;

requesting the lessor and the lessees to modify the lease criterions and the rent criterions for modification allowable lease period when the lessor or the lessee selects the icon displayed on their respective terminals; and

updating the lease criterions stored in the lease database and the rent criterions stored in the rent database upon receiving the modification from the lessor and the lessee, so that the auction proceeding is carried out with the modified lease criterions and rent criterions.